

**FOR SALE**

**50 ACRES**

**Employment &  
Industrial  
Development  
Land**

**GUELPH, ONTARIO**

HANLON CREEK BUSINESS PARK PHASE III

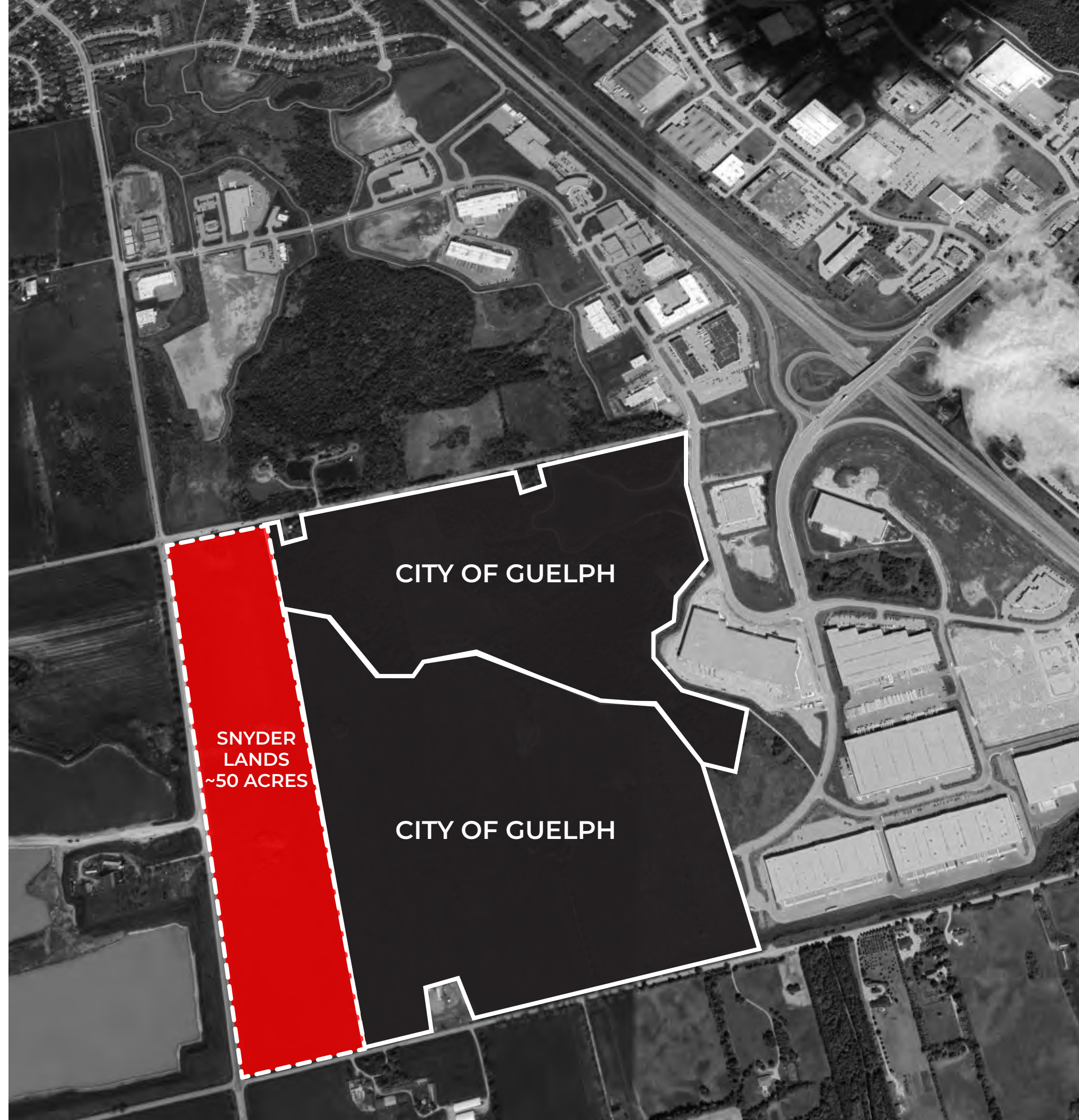
**WHITNEY**  
Commercial Real Estate Services

# PROPERTY OVERVIEW

The Hanlon Creek Business Park Phase III (HCBP III) lands are approximately 160 Acres in size and are located at Highway 6 and Laird Road in Guelph, Ontario.

These Phase III lands are comprised of 109 Acres owned by “The Corporation Guelph” or the “City” and approximately 50 acres owned by the Snyder family (the “Snyder Lands”).

WHITNEY & Company has received the mandate to sell the ~50 acres of Snyder Lands.



# ECONOMIC DEVELOPMENT

## TOP SECTORS

Advanced Manufacturing is the largest employment sector for Guelph contributing more than \$2.5 billion in GDP annually. The sector is led by prominent international leaders such as Linamar, Wurth Canada, and Magna-Polycon.


## PROJECTED GROWTH

Guelph has a target to accommodate a population of 203,000 and 116,000 jobs by 2051. The population of over 130,000 grew over 8% from the time of the 2011 census. The industrial vacancy for Q3 2023 is currently at 1.6%. Rental rates are anticipated to remain strong, in part due to better quality space coming to market from new construction.

## IN THE AREA

1. Co-operators Head Office
2. Goodleaf Farms
3. Domain Logistics
4. Lane Logistics
5. Costway

Property outlines are approximate and may not accurately depict actual property boundaries.



Hanlon Creek  
Business Park  
Phase 1 & 2

Hanlon Creek  
Business Park  
Phase 3

**Hanlon Creek  
Business Park III**

# LOCATION & PROXIMITY

Downtown Guelph:	9 KM
Kitchener-Waterloo:	30 KM
Hamilton:	46 KM
Toronto:	88 KM
Buffalo:	150 KM
Detroit:	300 KM

30 KM

120 KM

200 KM



# ZONING PERMITTED USES

B.5 (H23)	B.2-4 & (H)	B.2-5	B.2-6 & (H)	WL: Wetland	P.1: Conservation Land
<ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Computer Establishment</li> <li>• Commercial School</li> <li>• Hotel</li> <li>• Laboratory</li> <li>• Mall</li> <li>• Manufacturing</li> <li>• Medical Clinic</li> <li>• Medical Office</li> <li>• Office</li> <li>• Post Secondary School</li> <li>• Print Shop</li> <li>• Public Hall</li> <li>• Research Establishment</li> <li>• Trade and Conventions Facility</li> <li>• Veterinary Service</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Computer Establishment</li> <li>• Commercial School</li> <li>• Laboratory</li> <li>• Mall</li> <li>• Manufacturing</li> <li>• Post Secondary School</li> <li>• Print Shop</li> <li>• Research Establishment</li> <li>• Warehouse</li> <li>• Outdoor Storage (conditions)</li> </ul>	<ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Club</li> <li>• Computer Establishment</li> <li>• Commercial School</li> <li>• Convenience Store</li> <li>• Dry Cleaning Outlet</li> <li>• Food Vehicle</li> <li>• Mall</li> <li>• Manufacturing</li> <li>• Research Establishment</li> <li>• Warehouse</li> <li>• Museum</li> <li>• Office</li> <li>• Office Supply</li> <li>• Personal Service Establishment</li> <li>• Print Shop</li> <li>• Public Hall</li> <li>• Restaurant</li> <li>• Tavern</li> <li>• Veterinary Service</li> </ul>	<ul style="list-style-type: none"> <li>• Catering Service</li> <li>• Computer Establishment</li> <li>• Commercial School</li> <li>• Laboratory</li> <li>• Mall</li> <li>• Manufacturing</li> <li>• Print Shop</li> <li>• Research Establishment</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Wetland</li> <li>• Flood Control Facility</li> <li>• Recreation Trail</li> <li>• Wildlife Management Area</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Flood Control Facility</li> <li>• Recreation Trail</li> <li>• Wildlife Management Area</li> </ul>

## (H) Holding Provision

To ensure development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the City, to the satisfaction of the City of Guelph.

Prior to removal of the holding designation, the owners and any mortgagees shall enter into a cost sharing or front-ending agreement with the City, satisfactory to the City Solicitor and registered on the title of the individually-owned parcels of land, agreeing to all conditions related to the development of the lands including the provision of full municipal services and the payment to the City of all applicable costs associated with the Hanlon Creek Business Park development to the satisfaction of the City of Guelph.

# ZONING & PLANNING

## ZONING CODE

B.5, B.2-4, B.2-5,  
B.2-6, P.1 & WL

## OP DESIGNATION

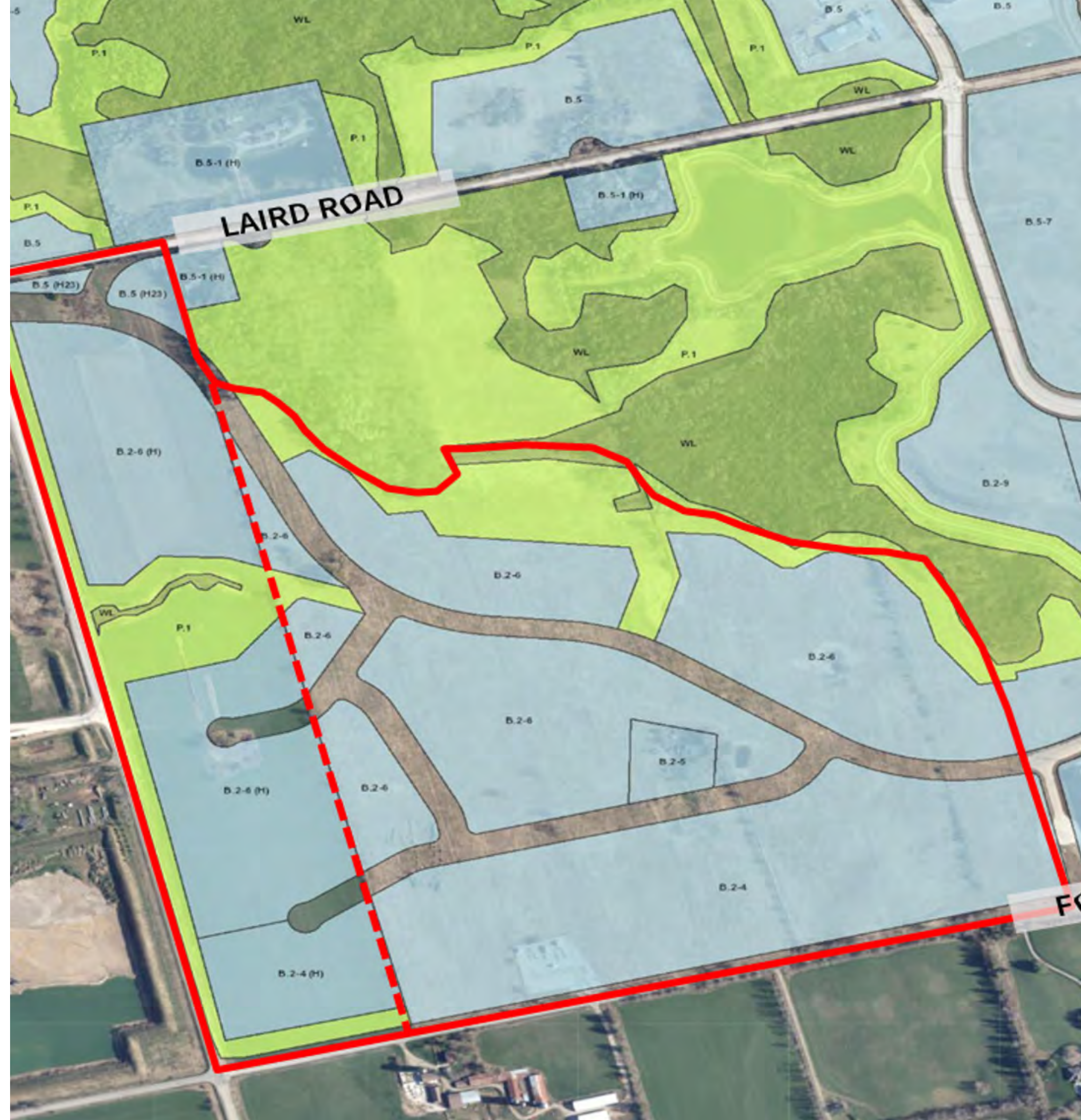
Corporate Business Park  
Wetland  
Parkland

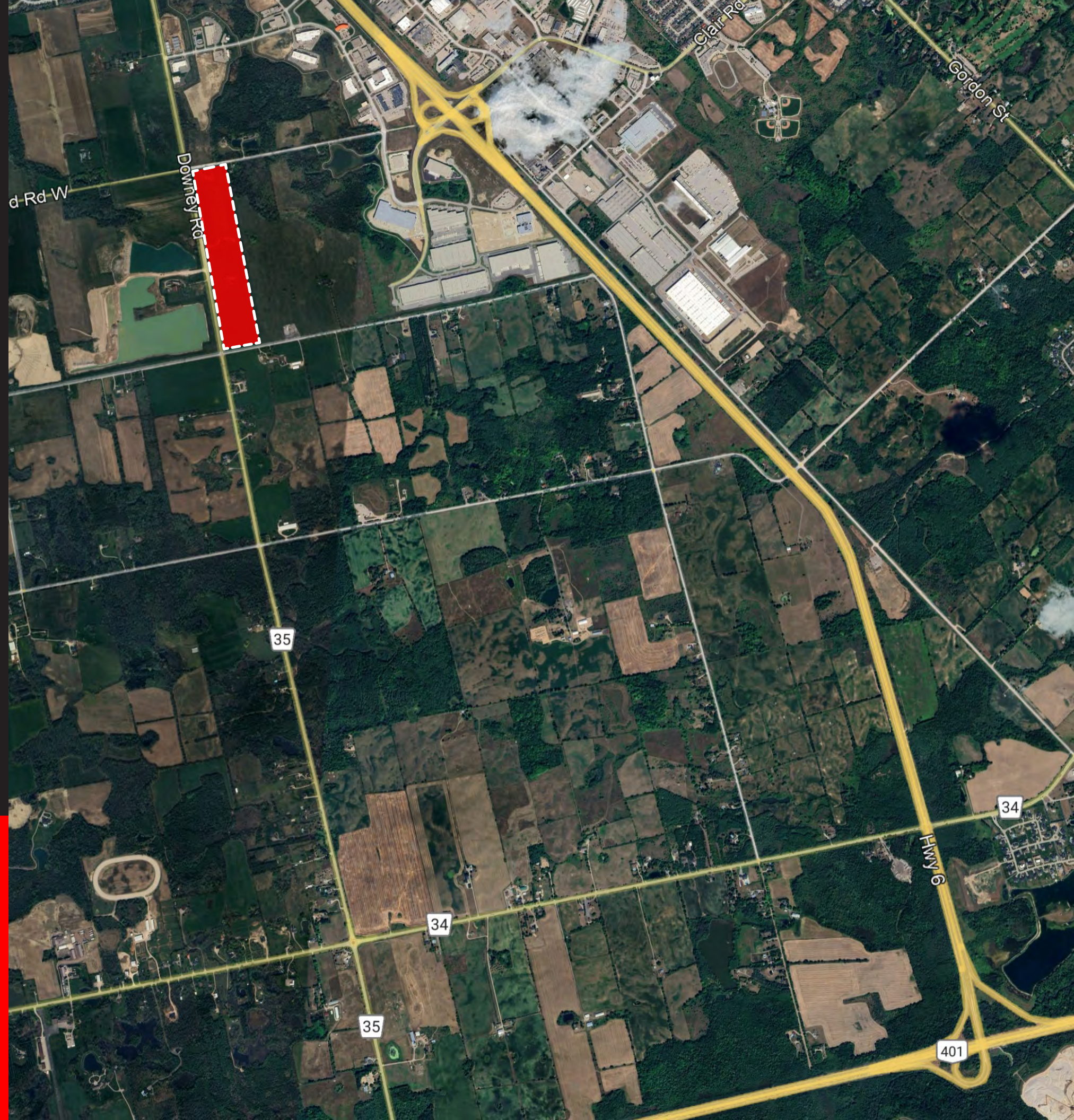
## Zoning Designations

The B.5 and B.2 –Corporate Business Park allows for various office, warehousing, manufacturing, and specialized commercial service uses. The Hanlon Creek Business Park is a total of 675 acres of immediately developable land. The varying zoning uses permitted compliment adjacent sites and the wider Hanlon Creek Business Park. Employment uses are encouraged while balancing and protecting the natural environmental features.

## Future Development Policy

The Corporate Business Park B.2 and B.5 zoning regulations as per the City of Guelph’s draft plan are in-effect until November 2026. The zoning and the by-law amendments on the City’s property are in full-effect. The zoning and by-laws of Snyder owned portion of the Site is conditional on a cost-sharing agreement being entered into with the future owner and the City of Guelph. This cost-sharing agreement is to assist in covering part of the planning fees to date and future development costs.





# WHITNEY

Commercial Real Estate Services

WHITNEY & Company's long-standing presence in the commercial real estate industry is a testament to our expertise and commitment to the industry. Over the course of more than a century, WHITNEY & Company has maintained strong connections within Southwestern Ontario and beyond.

We offer a personalized and customer-centric approach to real estate services, ensuring that our clients receive individual attention and tailored solutions to meet their specific needs, helping them navigate the complexities of the commercial real estate market.

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